



Mayor Menino's Green Building Task Force

Task Force Working Group Presentation on Financial and Other Incentives

Boston, Massachusetts April 15, 2004



Types of Incentives

- **Intrinsic**
- **Financial**
- **Non-Financial**



Goals

Intrinsic

- Highlight Key Elements of Green Building

Financial

- Promote Green Integrated Project Design and Planning
- Promote More Green Building and Development

Non-Financial

- Incentivize Green Building and Development at the Earliest Stages of Planning
- Reward Green Building and Development in City Project Permitting
- Reward Green Building and Development Project Teams



Recommendations

Intrinsic Incentives

Highlight Key Elements of Green Building

- Identify specific Green Building strategies and practices that can demonstrate return on investment.
- Include post occupancy analysis and documentation for business case reporting.



Recommendations

Financial Incentives

Promote Green Integrated Project Design and Planning

- Create a Boston Green Building Pre-development Loan Fund to promote Green integrated project design and planning. Loans are repaid at construction finance closing. Program sunsets once practice has shifted.



Recommendations

Financial Incentives

Promote More Green Building and Development

- Create tax breaks to incentivize Green Building and development.



Recommendations

Non-Financial Incentives

Incentivize Green Building and Development at the Earliest Stages of Planning

- Focus on reducing the environmental foot print of building in Planned Development Area (PDA) and Institutional Master Planning (IMP) processes.



Recommendations

Non-Financial Incentives

Reward Green Building and Development in City Project Permitting

- Amend Article 80 review process to reward overachieving Green Building and development.
- Amend Article 80 submission requirements [DPIR, FPIR and Cooperation Agreements] so project Green Building goals, strategies and commitments are clearly stated.



Recommendations

Non-Financial Incentives

Reward Green Building and Development Project Teams

- Require LEED Building certification for City sponsored buildings and development including City funding and land disposition programs.
- Within City RFP's and NOFA's, award additional points for development teams with LEED Accredited professionals and for proposing LEED Certified buildings and development.



Actions

- Identify specific Green Building strategies and practices that can demonstrate return on investment.
- Include post occupancy analysis and documentation for business case reporting.
- Identify sources to capitalize loan fund including grants, partner contributions and loans.
- Establish pre-development loan program.



Actions

- Establish a Green "Doctor" service program providing architectural, MEP Engineering, commissioning, energy modeling services.
- File state legislation for Green Building tax credits.
- File state legislation amending tax code to allow accelerated depreciation for Green Building and development.



Actions

- File Federal legislation for Green Building tax credits.
- Explore project and permitting benefits including density bonuses and accelerated permitting.
- Establish an appropriate standard for describing Green Building goals, strategies and commitments for Art. 80 documents.



Actions

- Consider Massport's LEED requirements and mechanics of Massport's RFP's.
- Identify appropriate City programs [funding and disposition] for recognizing the added value of LEED Accredited professionals and commitments to LEED Certified Building and development.